

GENERAL NOTES:

1. THE LAND IS CURRENTLY ZONED SOUTH COLLEGE BUSINESS DISTRICT (SC-B).
2. A CONDITIONAL USE PERMIT (CUP XX-XI) WAS APPROVED FOR THIS PROJECT BY THE PLANNING AND ZONING COMMISSION ON APRIL 30, 2016.
3. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48041 C2115F, EFFECTIVE DATE APRIL 2, 2014.
4. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
5. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 1/2" IRON RODS WITH CAPS.
6. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
7. THIS SUBDIVISION WILL HAVE A DEDICATED COMMON ACCESS EASEMENT FOR SHARED ACCESS AND PARKING.
8. THERE WILL BE A DETENTION POND FACILITY LOCATED IN THE COMMON AREA FOR SHARED DRAINAGE DETENTION FOR ALL CONDOMINIUM BUILDINGS AND PARKING LOT AREAS.
9. BASIS OF BEARINGS NAD-27, STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 3 CITY OF BRYAN MONUMENTS, GPS-50, GPS-51 AND GPS-52.

LEGEND

	PROPERTY LINES
	LOT LINES
	R.O.W. LINES
	EASEMENT LINE
	BUILDING SET BACK LINE
	P.U.E.
	PUBLIC UTILITY EASEMENT

RE-PLAT

MARTIN'S SUBDIVISION LOT 5A, BLOCK 7

CONSISTING OF
1 LOT ON 1.078 ACRES

FORMERLY LOTS 5-10, BLOCK 7 OF MARTIN'S
SUBDIVISION (V13120 / P029)
AND LESS THAN 24' OF RIGHT OF WAY
J.E. SCOTT LEAGUE - ABS NO. 50 - 1.078 ACRES
ZONED SOUTH COLLEGE BUSINESS (SC-B)
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 29, 2016

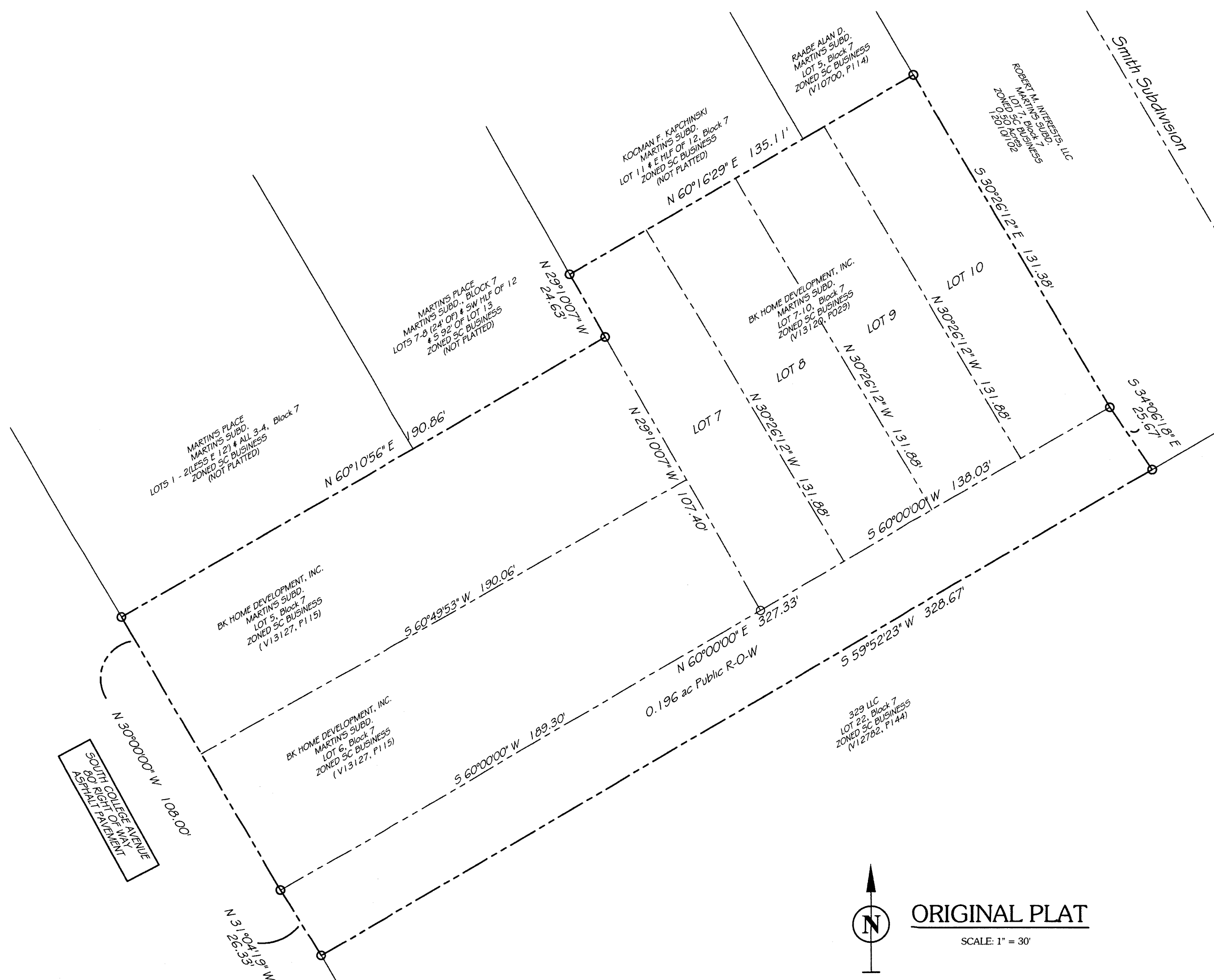
DEVELOPER
BK HOME DEVELOPMENT, INC.
PO BOX 390
MOODY, TEXAS 76557
254-721-6179

SURVEYOR
PAUL WILLIAMS SURVEYING COMPANY
1851 BRIARCREST DRIVE
BRYAN, TEXAS 77802
(979) 779-7670

GATTISEENGINEERING
ENGINEERS ♦ CONSULTANTS

FIRM #F-7698 ♦ P.O. Box 13461 ♦ College Station, Texas 77841 ♦ (979) 575-5022
INFO@GATTISEENGINEERING.COM

SHEET 1 OF 1
06/01/2016-01-01



CERTIFICATION OF OWNERSHIP & DEDICATION:

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____ Page _____, and whose name is subscribed hereto, hereby, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner

NOTARY PUBLIC CERTIFICATION

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER:

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning & Zoning Commission
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER:

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, Registered Public Surveyor No. _____ in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Public Land Surveyor

